



# महाराष्ट्र शासन राजपत्र असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ८, अंक ६९]

गुरुवार, ऑक्टोबर २७, २०२२/कार्तिक ५, शके १९४४

[ पृष्ठे ८, किंमत : रुपये ११.००

असाधारण क्रमांक ११२

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक १२ ऑक्टोबर २०२२

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक)(ग)/नवि-१३(भाग-६).—ज्याअर्थी, महाराष्ट्र शासनाच्या नगरविकास व सार्वजनिक आरोग्य विभागाने अधिसूचना क्रमांक आरपीबी-११७५/प्र.क्र.६३५/बीयुडी-५, दिनांक १६ सप्टेंबर १९७६ अन्वये नवी मुंबई अधिसूचित क्षेत्रासाठी सर्वसाधारण विकास नियंत्रण नियमावली मंजूर केली आहे आणि अधिसूचना क्रमांक आरपीबी-११७५/प्र.क्र.६३५/बीयुडी-५, दिनांक १८ ऑगस्ट १९७९ सह अधिसूचना क्रमांक आरपीबी-११७५/प्र.क्र.६३५/बीयुडी-५, दिनांक १८ जानेवारी १९८० अन्वये नवनगराच्या क्षेत्रात अंतर्भूत असलेल्या उक्त क्षेत्रासाठी प्रारूप विकास योजना विकास नियंत्रण नियमावलीसह मंजूर केली असून ती दिनांक ३१ मार्च १९८० पासून अंमलात आलेली आहे, जी आता नियोजन प्राधिकरण म्हणून सिडकोच्या अधिपत्याखालील क्षेत्रासाठी (यापुढे ज्याचा उल्लेख “ सिडको क्षेत्र ” असा करण्यात आलेला आहे) लागू आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे / विशेष नियोजन प्राधिकरणे / विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस “ युडीसीपीआर ” असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्रमांक टीपीएस-१८१८/प्र.क्र.२३६/१८/वियो. व प्रायो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली असून सदर नियमावली, पुणे महानगर प्रदेश विकास प्राधिकरण व रत्नागिरी जिल्हा प्रादेशिक योजनेचे क्षेत्र वगळता, दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे ;

आणि ज्याअर्थी, शासनाने नियोजन प्राधिकरण म्हणून सिडकोचे क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण क्षेत्र, मल्टीमोडल इंटरनॅशनल हब एअरपोर्ट (मिहान) अधिसूचित क्षेत्र, विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र विमानतळ विकास कंपनी लि.चे (एमएडीसी) अधिसूचित क्षेत्र, या क्षेत्रांना उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) अन्वये सूचना क्रमांक टीपीएस. १८१८/प्र.क्र.२३६/१८/कलम ३७(१कक)/नवि-१३, दिनांक २ डिसेंबर २०२० प्रसिद्ध केली असून कलम १५४ नुसार निर्णय क्रमांक टीपीएस. १८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) दिनांक २ डिसेंबर २०२० अन्वये सदर नियमावली लागू लागू करण्यात आली आहे. (यापुढे ज्याचा उल्लेख “ उक्त नियमावली ” असा करण्यात आलेला आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(क) मधील तरतुदींप्रमाणे शासनास प्राप्त अधिकारांनुसार उक्त फेरबदलाबाबत शासन नगर विकास विभागाने इरादा जाहिर केला आहे आणि उक्त नियमावली संदर्भात आम जनतेकडून सूचना/हरकती मागविण्यासाठी सूचना क्रमांक टिपीएस. १८१८/प्र.क्र.२३६/१८/कलम ३७(१कक), दिनांक २ डिसेंबर २०२० रोजी प्रसिद्ध केली असून, सदर सूचना दिनांक ३ डिसेंबर २०२० रोजीच्या महाराष्ट्र शासन राजपत्र, असाधारण भाग एक-मध्य उप विभाग मध्ये प्रसिद्ध झाली आहे. तसेच प्राप्त होणाऱ्या सूचना/हरकतीवर संबंधितांना सुनावणी देण्याकरिता तसेच संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन त्यावरील अहवाल शासनास सादर करण्याकरिता संबंधित विभागांचे विभागीय सहसंचालक, नगररचना यांची “ अधिकारी ” म्हणून (यापुढे “ उक्त अधिकारी ” असे उल्लेखिलेले) नियुक्ती करण्यात आली आहे ;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांनी, ज्याप्रमाणे लागू असेल त्याप्रमाणे, उक्त अधिनियमाच्या कलम ३७(१कक) मधील तरतुदींनुसारची, वैधानिक कार्यवाही पूर्ण करून त्यांचे अहवाल शासनास सादर केले आहेत ;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांचे अहवाल विचारात घेतल्यानंतर आणि संचालक, नगररचना महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त नियमावली, सिडको क्षेत्रासाठी (ज्यासाठी नवनगर विकास प्राधिकरणाच्या माध्यमातून सिडको नियोजन प्राधिकरण आहे), काही सुधारणांसह, मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे.

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक)(ग) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :—

(अ) उक्त नियमावली, सिडको क्षेत्रापुरती (ज्यासाठी नवनगर विकास प्राधिकरणाच्या माध्यमातून सिडको नियोजन प्राधिकरण आहे) सोबतच्या परिशिष्ट मध्ये सविस्तरपणे नमूद केलेल्या सुधारणांसह, मंजुरी देत आहे.

(ब) उक्त नियमावली, प्रस्तुतची अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल, असे निश्चित करीत आहे.

(क) शासनाने शासन निर्णय क्रमांक टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) दिनांक २ डिसेंबर २०२० अन्वये उक्त अधिनियमाच्या कलम १५४ अन्वये निर्गत केलेले निदेश हे वरील “ अ ” येथील क्षेत्रापुरते रद्द करण्यात येत आहेत.

प्रस्तुत अधिसूचना, त्यासोबतच्या परिशिष्टासह, सिडको (नवनगर विकास प्राधिकरण) आणि नगररचना आणि मूल्यनिर्धारण विभागाची सर्व विभागीय कार्यालये, सर्व जिल्हाधिकारी कार्यालये, शाखा कार्यालये यांचे कार्यालयात नागरिकांच्या अवलोकनार्थ १ महिन्यांच्या कालावधीसाठी उपलब्ध ठेवण्यात यावी.

प्रस्तुत अधिसूचना, त्यासोबतच्या परिशिष्टासह, शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे / नियम) या संकेतस्थळावर देखील उपलब्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

किशोर गोखले,  
शासनाचे अवर सचिव.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032, dated 12th October, 2022

### NOTIFICATION

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1818/CR.236/18/Sec.37(1AA)(C)/UD-13(Part-6).—Whereas, the Government of Maharashtra in Urban Development and Public Health Department *vide* Notification No. RPB-1175/635/ BUD-5, dated 16th September 1976 has sanctioned General Development Control Regulations for the site of Navi Mumbai Notified area and *vide* Notification No.RPB-1175/635/ BUD-5, dated 18th August 1979 read with Notification No.RPB-1175/635/UD-5, dated 18th January 1980 sanctioned the Draft Development Plan alongwith Development Control Regulations for the said area comprised in the site for the New Town which has come into effect from 1st March 1980 which are now applicable to area under CIDCO's jurisdiction as Planning Authority (hereinafter referred to as ' the CIDCO area ' ) ;

And Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations ('UDCPR') for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities / Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/ Eco-Fragile region notified by MoEF and CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as ' the said Act ' ) *vide* Notification No.TPS-1818/CR.236/18/DP. & RP./Sec.37 (1AA)(c) & sec.20(4)/UD-13, dated 2nd December 2020 which has come into force from 3rd December 2020, excluding area of Pune Metropolitan Region Development Authority and Regional Plan of Ratnagiri District ;

And whereas, to make applicable the said sanctioned Unified Development Control and Promotion Regulations for the area of CIDCO as Planning Authority, for the area of Pimpri-Chinchwad New Town Development Authority, for the area of Multi-Model International Hub Airport Notified area (MIHAN), for Notified area of Maharashtra Airport Development Company Ltd. (MADC) as Special Planning Authority, the Government has published Notices under section 37(1AA) of the said Act, bearing No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, dated 2nd December 2020, along with directives under section 154 of the said Act, *vide* resolutions No. TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, dated 2nd December 2020 for immediate implementation of ' the Unified Development Control and Promotion Regulations. (hereinafter referred to as ' the said Regulations ' ) ;

And whereas, in exercise of the powers conferred under section 37(1AA)(a) of the said Act, the Government in Urban Development Department has declared its intention regarding the said Unified Development Control and Promotion Regulations published a Notice No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/Modification/ UD-13, dated 2nd December 2020 to that effect, for inviting suggestions/objections from the general public, which is appeared in the *Maharashtra Government Gazette*, extra-ordinary part-1, central sub-division dated 3rd December 2020. Divisional Joint Directors of Town Planning of concerned Divisions are appointed as ' Officer ' (hereinafter referred to as 'the said Officers') to hear the suggestions and objections which are received and also say of the respective Planning Authorities and submit their reports to the Government ;

And whereas, the said Officers have submitted their reports to the Government after completing the legal procedure as contemplated under section 37(1AA) of the said Act, as the case may be ;

And whereas, after considering the reports of the said Officers and after consulting the Director of Town Planning, Maharashtra State, Pune the Government is of the opinion that the said Regulations shall be made applicable to CIDCO's jurisdiction area (CIDCO as Planning Authority by Virtue of NTDA) needs to be sanction, with some changes.

Now, therefore, in exercise of the powers conferred under section 37(AA)(c) of the said Act, the Government hereby :—

(A) Sanctions the said Regulations, only for the area of CIDCO (Where CIDCO is a Planning Authority by virtue of N.T.D.A.), with some changes, as specifically mentioned in schedule appended herewith.

(B) Fixes, the date of publication of this Notification in *Government Gazette* as, the date of coming into force of the said Regulations.

(C) Withdraws the directives issued under section 154 of the said Act *vide* Government Resoulation No. TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, dated 2nd December 2020, in respect of the area mentioned in 'A' hereinabove This Notification along with the schedule shall be made available in the CIDCO Office (CIDCO as Planning Authorities by Virtue of NTDA), all Divisional Offices and District Branch Offices of Town Planning and Valuation Department, all Collector Offices, for inspection of general public for a period of one month.

*Schedule*

Accompaniment of Notification No.TPS-1818/CR.236/18 (Part-6)/Sec.37(1AA)(c)/UD-13,  
dated 12th October 2022

(1) The provisions at Sr.No.1 of Table in Regulation No. 2.2.12 is modified as below :—

Sr. No.	Type of Authority	Scrutiny fee for plotted Layout	Scrutiny fee for Building Constructions.
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area. <b>Special Planning Authorities, NTDA, ADA within these areas.</b>	Rs. 2,000/- per 0.4 hector or part thereof .	Rs. 5/- Per sq.m. of built-up area.

(2) The provisions at Sr.No.2 of Table in Regulation No.6.1.1 (i) is modified as below :—

Sr. No.	Authority / Area	Rate of Premium
2	Nagpur, Nashik Municipal Corporation and Municipal Corporations in MMR (except Thane) and Metropolitan Development Authority area <b>and CIDCO as Planning Authority by virtue of NTDA.</b>	10%

(3) In Regulation No.6.1, Table 6A & Regulation No.6.3 Table 6G – For the title in Column No.4, 5, 6 ‘For All Municipal Corporations’ is replaced by “For All Municipal Corporation and CIDCO as Planning Authority by Virtue of NTDA.”

(4) The provisions at Sr.No.1 of Table in Regulation No.6.10.1 (i) is modified as below :—

Sr. No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area (2) and Area Development Authorities, Special Planning Authorities, <b>CIDCO as Planning Authority by virtue of NTDA</b> within these areas.	Permissible height as per approval from Fire Department.

(5) The provision at Regulation No.7.10 is modified as below : —

#### INCENTIVE FOR GREEN BUILDINGS

The Authority shall strive to promote green building concepts within the municipal area, **CIDCO as Planning Authority by virtue of NTDA** In order to do so it may empanel agencies of repute as listed/ recognised by the State / Central Government. The following incentives shall be provided for green rated buildings.

(6) The provision at Sr.No.3 of Table 8-C in Regulation No.8.2.2 is modified as below :—  
8.2.2 off street parking requirement for various Planning Authorities / areas.

Table No. 8C

Sr. No.	Authority / Area	Multiplying Factor
3	Other Municipal Corporations in MMR area except Thane M.C., <b>CIDCO as Planning Authority by virtue of NTDA.</b>	0.8

(7) In Regulation No.9.29.4 after (xii) following is inserted :—

*(xiii) It shall not be permitted to provide fire escape chutes in alternate to fire escape or external stairs. However the applicant may provide fire escape chute in addition to fire escape/ external stairs as mandatory under this Regulation.*

(8) The new provision is modified in Note 2 of Regulation No.10.10.1 as follows :—

If the intended development is within the scheme for allotment of land to the project affected land holders in the defined area contiguous to the villages or within the scheme of allotment of 12.5% / 22.5% land to the project affected land holders, 15% of such FSI may be utilized for commercial area and FSI permissible shall be 1.50, ***In such case, the clear marginal open spaces within the plot required to be provided for the purposes of deriving light and ventilation, shall be as follows :—***

Category		Area of plot fronting road (in m)	Max permissible height of buildings	Min. Marginal Open Spaces (in m.)			
				Front	Side	Side-2	Rear
Row houses with or without common walls	a	40 m <sup>2</sup> to less than 150 m <sup>2</sup>	13 m	1.5	0.0	0.0	2.25
	b	150 m <sup>2</sup> to 300 m <sup>2</sup>	13m	3.0	0.0	0.0	3.0
Semi-detached buildings	a	100 m <sup>2</sup> to less than 150 m <sup>2</sup>	13m	1.5	2.25	0.0	2.25
	b	150 m <sup>2</sup> to less than 300 m <sup>2</sup>	13m	3.0	1.5	0.0	3.0
	c	More than 300 m <sup>2</sup> to less than 450 m <sup>2</sup>	13m	3.0	3.0	0.0	3.0
Detached buildings	a	450 m <sup>2</sup> to less than 1000 m <sup>2</sup>	13m	3.0	3.0	3.0	3.0
	b	1000 m <sup>2</sup> and above	As per regulation No.6.2 and 6.3 of these regulation				

**(9) The Regulation No.10.10.4 is modified as follows :—**

**10.10.4- Allowance of premium FSI in lieu of TDR**

In addition to the quantum of premium FSI mentioned in Table 6-A of Regulation No.6.1.1 and Table 6-G of Regulation No.6.3, the additional premium FSI to extent of TDR mentioned in the said tables shall be allowed till the generation of TDR in the area of, New Mumbai Municipal Corporation and, CIDCO as a Planning Authority by virtue of NTDA.

**(10) Regulation No.10.14.1 is modified as follows :—**

**10.14.1** – The Regulations No. 10.10.1, 10.10.2, 10.10.3, **10.10.4**, 10.10.5, and 10.10.6 shall be applicable to CIDCO area.

**(11) The following new provision is added after(e) in Regulation No.10.14.2 :—**

*(f) The basic FSI for the lands allotted to project affected person by the JNPT in any area defined and made available by the JNPT under 12.5% scheme, shall be 2.0 All the aspects of development shall be governed by these regulations.*

**(12) The following New regulation is added in Regulation No.10.14 on follows :—**

**10.14.3 – Development of land Notified for Acquisition —**

*i. In case of land notified for acquisition under the Land Acquisition Act 1894 or The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and where the land has not been acquired, the CIDCO may in its absolute discretion to grant permission for temporary development*

*Provided that the period of such temporary development shall not exceed 1 year and provided further that the applicant shall undertake to remove the development so executed on or before the date specified by the CIDCO*

*ii. Temporary Development shall be permissible as per uses permissible in respective zones as per UDCPR.*

*iii. The permission may be renewed from time to time at the discretion of the CIDCO.*

*iv. Security Deposit :*

*a. The applicant shall deposit and keep deposited an amount as Security Deposit at the rate of Rs. 10/- per sq.m. of the floor area of the proposed development for the due performance of the conditions of the permission granted under the Commencement Certificate.*

*b. The amount shall be refunded, without interest; after the removal of the development with due compliance with the conditions of the Commencement Certificate.*

*c. The Security Deposit shall be forfeited either in whole or in part at the discretion of the CIDCO, for breach of any of the provisions of these regulations and conditions attached to the permission covered under the Commencement Certificate.*

*v. The development permission may be granted at the discretion of the CIDCO with following conditions of the Commencement Certificate.*

*a. The applicant shall remove all the development on land when directed by the CIDCO.*

*b. The applicant shall neither be entitled for any compensation for the removal of the development nor for any alternative land.*

*c. The applicant if he desires may apply in writing for renewal of the permission.*

**(13) Regulation No.10.15 is replaced as follows :—**

**CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE.**

The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4 shall cease to operate on 1st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.

**(14) Title of the Regulation No.14.2.4 is modified as follows :—**

For other Municipal Corporations, other Metropolitan Region Development Authority and **CIDCO Area.**

This notification alongwith Schedule Shall also be made available on the Government website *www.maharashtra.gov.in (Acts/Rules)*

By order and in the name of the Governor of Maharashtra,

KISHOR GOKHALE,  
Under Secretary to Government.